



Weekly Permit Bulletin

July 8, 2026

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue.

How to use this bulletin

To learn more about a project:

- Click the hyperlinked project name to view digital documentation. Not all notices have hyperlinks.
- Submit a request online to review the project file at Bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records
- Call or email the City Planner Contact listed for each notice regarding questions about the proposal and review process.

To comment on a project:

- Send your comments in writing to the Development Services Department. Be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days, 21 days for non-emergency rulemaking, and 30 days for shoreline.
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision or SEPA determination:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an [appeal notification form](#).
- To file an appeal electronically please email to cityclerk@bellevuewa.gov and cc: hearingexaminer@bellevuewa.gov or mailing to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue WA 98009-9012

- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shoreline Hearing Board at 360-459-6327.

Receive the bulletin by email

Go to the Weekly Permit Bulletin page on our city website at bellevuewa.gov/permit-bulletin. Click the Subscribe button to join the mailing list. You will continue to receive the bulletin weekly until you unsubscribe from this service.

How to reach us

450 110th Ave NE | P.O. Box 90012 | Bellevue, WA 98009-9012 | 425-452-6800

The Development Services Center is located on the lobby floor of Bellevue City Hall.

[View a larger Neighborhood map](#)



For alternate formats, interpreters, or reasonable accommodation requests please phone at least 48 hours in advance 425-452-6800 (voice) or email servicefirst@bellevuewa.gov. For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice) or email ADATitleVI@bellevuewa.gov. If you are deaf or hard of hearing dial 711. All meetings are wheelchair accessible.

General Information Regarding Use of Optional DNS Process

When the SEPA field indicates a Determination of Non-significance (DNS) is expected, the optional DNS process is being used, and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

Project Name: [Detention Center Moratorium](#)

Location: City of Bellevue

Neighborhood Area: Citywide

Description: NOTICE IS HEREBY GIVEN that the Bellevue City Council will hold a public hearing during its regular meeting on Tuesday, July 28, 2026, at 6:00 PM, relating to Ordinance 6926, establishing a one year moratorium on the acceptance or processing of applications for the establishment, expansion, or development of detention centers in the City of Bellevue; establishing a work plan; declaring an emergency; providing for severability; and establishing an immediate effective date.

Public Hearing: 7/28/2026, 6 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98004

Hearing Info: Details on attending the meeting and providing written and oral communication at the public hearing will be provided on the published City Council agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

Meetings are wheelchair accessible. American Sign Language (ASL) interpretation and language translation are available upon request. Please email councilcoordinators@bellevuewa.gov or phone 425-452-7810 or 711 (TDD Relay Service) at least 48 hours in advance if you require either of those services. Assisted Listening Devices are also available upon request at the meeting location.

Any person may participate in the public hearing by submitting written comments to the City Council in care of Charmaine Arredondo, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to cityclerk@bellevuewa.gov, before the public hearing, or by submitting written comments or signing up to make oral comments to the City Council at the hearing.

Written comments will also be accepted by mail to Nick Whipple, Code and Policy Director, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to nwhipple@bellevuewa.gov.

Minimum Comment Period: Beginning on July 8, 2026, and ending on July 28, 2026. Written comments must be received by 3:00 PM on July 28, 2026. All written comments timely received by the staff designated in this notice will be transmitted to the City Council no later than the date and time of the public hearing. Oral comments may be provided at the public hearing.

City Planner Contact: Nick Whipple, 425-452-4578, NWhipple@bellevuewa.gov

Notice of Public Hearing and Notice of Threshold Determination

NOTICE OF PUBLIC HEARING AND NOTICE OF THRESHOLD DETERMINATION

Project Name: [Parking Reform Land Use Code Amendments \(LUCA\)](#)

Neighborhood Area: Citywide

File Number: 26-114039-AD

Description: The Bellevue Planning Commission will hold a public hearing during its regular meeting on Wednesday, July 22, 2026, at 6:30 PM on the Parking Reform LUCA. The Parking Reform LUCA will update Bellevue's parking regulations to comply with recent state legislation, including Senate Bill (SB) 5184, SB 6015, and specific parking provisions of House Bill (HB) 1491. The draft LUCA will implement exemptions to minimum off-street parking requirements for certain specific uses and within light rail and bus rapid transit station areas, consistent with state law. In circumstances where state law does not preclude parking requirements, the LUCA will implement new minimum parking requirements for residential and commercial uses and simplified development standards for parking spaces, consistent with state law. To improve the code's clarity, the existing LUC 20.20.590 will be rewritten, and many parking provisions that are currently specific to certain special and overlay districts will be centralized for ease of use, or removed if preempted by state law. Overlays to be revised include Downtown (Part 20.25A), BelRed (Part 20.25D), Factoria 1 (Part 20.25F1), Medical Institution District (Part 20.25J), Office and Limited Business-Open Space (Part 20.25L), Camp and Conference Center District (Part 20.25N), Eastgate TOD (Part 20.25P), East Main TOD (Part 20.25Q), and Mixed-Use Land Use Districts (Part 20.25R). More information on the proposed LUCA can be found at bellevuewa.gov/parking-reform-luca.

Public Hearing on the LUCA: 7/22/2026, 6:30 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98004

Public Hearing Info: Details on attending the meeting and providing written and oral communication at the LUCA public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx> and in this notice.

Any person may participate in the LUCA public hearing by submitting written comments to the Planning Commission in care of Kate Nesse, Planning Manager, Community Development

Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to PlanningCommission@bellevuewa.gov, before the LUCA public hearing, or by signing up to make oral comments to the Planning Commission at the hearing. Written comments will also be accepted by mail to Kristina Gallant, Code and Policy Planning Manager, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to KGallant@bellevuewa.gov.

Comment Period: Beginning on July 8, 2026, lasting **Fourteen (14)** days, and ending on July 22, 2026. All written comments submitted for the public hearing must be received by 5:00 PM on July 22, 2026. All written comments for the public hearing that were timely received by the staff designated in this notice will be transmitted to the Planning Commission no later than the date and time of the public hearing. Oral comments may be provided at the public hearing. Comments on the SEPA Determination of Non-Significance will continue to be accepted by the SEPA Planner Contact listed below until the City Council adopts the underlying ordinance.

SEPA: Determination of Non-Significance is issued for the LUCA. For the Process IV LUCA, this threshold determination may only be appealed through an appeal of the underlying LUCA ordinance, once adopted, within the time period provided in LUC 20.35.440.

Approvals Required: Adoption of an ordinance by the City Council

Date of Application: June 24, 2026

Completeness Date: June 24, 2026

City Planner Contact: Kristina Gallant, 425-452-6196, KGallant@bellevuewa.gov

SEPA Planner Contact: Reilly Pittman, 425-452-4350, rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Sammamish High School Baseball Field Renovation](#)

Location: 100 140th Avenue SE

Neighborhood Area: Lake Hills

File Number: 26-100787-LO

Description: Critical Areas Land Use Permit approval of a proposal to reconfigure and convert an existing grass ballfield to astroturf along with stormwater treatment improvements. The project also includes the construction of a new gravel path and a discus field. The project will impact overlapping wetland buffers of three on-site wetlands.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Bellevue School District (BSD) is the SEPA lead agency for school related projects. A Determination of Non-Significance (DNS) was issued by the BSD on March 30, 2026.

Appeal Period Ends: 7/22/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 13, 2026

Completeness Date: February 5, 2026

Notice of Application Date: February 11, 2026

Applicant Contact: Forrest Jammer, DA Hogan, 206-285-0400, forrestj@dahogan.com

City Planner Contact: Sammie Kuriyama, 425-452-4107, SKuriyama@bellevuewa.gov